

SAN DIEGO COAST DISTRICT

(Status of Local Coastal Programs as of June 30, 2001)

County of San Diego

1. Number of segments - 0
2. Summary status:

a. The Board of Supervisors approved the San Dieguito LUP on November 19, 1980. The San Diego Coast Regional Commission approved the LUP on March 13, 1981, and, on May 21, 1981, the State Commission certified the LUP with suggested modifications. On November 19, 1981, the County resubmitted the LUP with some revisions to the Agricultural Policies (as per Regional Commission approval) but otherwise unchanged from the original submittal. The Commission found on January 19, 1982 that approximately one-half of the San Dieguito area could be certified as submitted by the County in the resubmittal, with the remaining one-half certified with suggested modifications. A second resubmitted LUP, which addressed previously stated Commission concerns, was certified by the Commission on September 22, 1982. A third resubmittal, which included a number of land use designation changes, was certified by the Commission on August 23, 1984.

b. The zoning (Implementation Plan) was certified with suggested modifications by the Commission on September 26, 1984. On November 22, 1985, the Coastal Commission certified the resubmitted Implementation Plan with the exception of the oceanfront blufftop lots, where certification was deferred. The issue is adequacy of the County's proposed blufftop setbacks for structures.

Normally, once LCP Post-Certification Maps are adopted, and the permit application and notice forms are prepared by the local government in order to assume permit-issuing responsibility, the County's LCP would have become "effectively certified" (except for the blufftop lots). However, on July 1, 1986, and October 1, 1986, the Cities of Solana Beach and Encinitas were incorporated, reducing the remaining unincorporated County area within the coastal zone from 11,000 to 2,000 acres. The County has processed an amendment to delete the geographic portions of this LCP which have now been incorporated into these new cities, as well as address some additional General Plan revisions; the amendment was filed with the Commission and set for public review at the May 1989 Commission meeting. At that time, the County requested (and the Commission granted) a delay to allow more time to review the proposed policy revisions. At the continued hearing, the amendment was approved with suggested modifications. The County has indicated, however, that it does not currently plan to assume coastal development permit-issuing authority over its remaining jurisdiction. As of June 30, 2001, the County is not issuing permits.

San Dieguito Blufftops.

This was previously an ADC, created on November 22, 1985, and includes all of the coastal blufftop lots in this formerly unincorporated County area, totaling about 200 acres. The main issue is development setback standards. While still technically unresolved, the ADC action is no longer effective because all of this area has now been incorporated within the Cities of Encinitas and Solana Beach.

3. Area of Deferred Certification: None

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
4	2	1	0	0	0

- LCP No. 1-85 (Major) - Approved Part and Denied Part 12/17/85;
- No. 1-86 (Major) - Approved 5/16/86;
- No. 2-86 (Minor) - Approved 8/15/86;
- No. 1-89 (Major) - Approved (w/ suggested mods) 10/11/89.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
2	0	0

City of Oceanside

1. Number of segments - 0

2. Summary status:

a. The LUP was approved by the City Council in June, 1980, and certified with suggested modifications by the San Diego Coast Regional Commission on September 12, 1980. The State Commission (on December 18, 1980) found Substantial Issue with regard to: Route 76 (San Luis Rey River Expressway), the offsetting benefits program, affordable housing, and commercial fishing facilities. On January 22, 1981, the Commission denied the LUP as submitted and certified it with suggested modifications. On January 25, 1985, a resubmitted LUP was certified with suggested modifications, which were acceptable to the City. On July 10, 1985, the Commission certified (as submitted) a second resubmitted LUP which incorporated policy language consistent with the suggested modifications which had been recommended in January, 1985.

b. The zoning (Implementation Plan) was certified with suggested modifications on January 25, 1985. The Ordinances constituting the Implementation Plan were resubmitted and certified by the Commission on July 10, 1985. The LCP Post-Certification Map was adopted on December 17, 1985, and the LCP was effectively certified March 11, 1986, with the City assuming permit-issuing authority on March 17, 1986.

The area of deferred certification for the Route 76/San Luis Rey River Valley) was created on January 22, 1981, and included about 250 acres. The main issue was the impact of constructing an expressway through the River Valley, and this was resolved by the Commission certification of a resubmitted LCP on July 10, 1985.

3. Area of Deferred Certification: None

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
6	4	2	0	0	0

- LCP No. 1-87 (Major) - Approved 1/13/88;
- No. 1-91 (Major) - Approved (w/ suggested mods) 2/19/92, ED Checkoff 4/10/92.
- No. 1-93 (Minor) - Approved 7/15/93;
- No. 2-93 (Major) - Approved 7/15/93;
- No. 1-94 (Major) - LUP & zoning both approved (w/ suggested modifications) 11/15/94;
- No. 1-95 (Minor) - Approved 9/14/95.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
262	181	10

City of Carlsbad

1. Number of segments - 6
2. Summary status:

a. Agua Hedionda LCP

The LUP segment was submitted to the Commission in October of 1977, and certified with suggested modifications on May 16, 1978. Because of unresolved differences, a negotiating committee comprised of State Commissioners, local officials and staffs was established in an effort to reconcile differences. The City formally resubmitted the Agua Hedionda LUP on May 28, 1982, and the Commission certified it as submitted on August 27, 1982. In February of 1988, the Commission approved an LUP amendment which modified residential densities on a few parcels along Adams Street.

This segment remains the only uncertified one in the City's LCP. However, since the City accepted effective certification for most of its coastal zone and began issuing coastal development permits last year, there has been some work initiated on reviewing the Agua Hedionda LUP in light of current conditions. At this time, though, there is no specific timeline established for completing this LCP segment.

b. Mello I LCP

At its August 15, 1980 public hearing, the Regional Commission denied the Coastal Act Section 30170(f) (Mello I Properties) LCP, which is a segment of Carlsbad, comprising approximately 1,000 acres. The Mello I LCP was a "fast-track" LCP which required approval of the State Commission by October 1, 1980. The State Commission approved the LCP on September 30, 1980. Because of the special legislation affecting the LCP, it was deemed certified. However, the City indicated it would not implement the LCP since they considered the Commission's agricultural protection policies to be unacceptable. This LCP required retention of approximately 250 acres of agricultural land and preservation of steep slopes for wildlife habitat and erosion control. Approximately 28 acres along Interstate 5 were designated for commercial use (with 35% of this area designated for visitor-serving commercial), and the remaining acreage (approximately 300 acres) designated for medium density residential (7 du/a). As described below, the City processed and the Commission approved on October 24, 1985, an LCP amendment which affected the agriculture and steep slope provisions of the LCP and resolved the major outstanding issues between the City and Commission. On April 14, 1988, the Commission approved an LCP amendment to accommodate the Pacific Rim Master Plan (now referred to as the Aviara Master Plan), involving roughly 675 acres north of the eastern basin of Batiquitos Lagoon. The amendment was necessary to allow both commercial development within the segment and increased residential densities.

With resolution of the historic coastal issues and the City's completion of other land use planning efforts, in 1996, the City decided to seek coastal development permit authority for most of its jurisdiction. The City therefore needed to acknowledge, accept and enact both the original LCP action, and subsequent amendments, including in this segment, the Aviara Master Plan. As part of this process, the City submitted and received Commission approval of De Minimis LCP Amendment No. 4-96 on September 12, 1996. This amendment was necessary to revise the originally certified implementing ordinances by re-numbering or re-structuring them for incorporation into the present municipal code. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the Mello I LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for all of this segment.

c. Mello II LCP

1. Coastal Act Section 30171 LCP (known as the Mello II LCP segment) was formally transmitted to the City of Carlsbad on October 1, 1980, as required by State law (AB 1971). Similar to the Mello I LCP, the Commission was charged with the preparation of the balance of the Carlsbad LCP. This total LCP had to be approved by July 1, 1981, or the entire area would be excluded from the coastal zone. Once approved, the LCP was to be deemed certified without any City action necessary. However, the City declined to accept and implement the LCP.

2. On June 3, 1981, the State Commission approved the Land Use Plan for the Mello II LCP; and, on June 18th, the zoning (Implementing Ordinances) regulations were approved. This LCP covers 5,500 acres, about 75% of the City area within the coastal zone.

Until late 1985, the major unresolved issues were the preservation of agricultural lands, where conversion of agricultural lands was allowed, and what sort of mitigation should be required, and the protection of steep, sensitive slopes. As a result of these issues, the City of Carlsbad refused to implement the certified LCP.

The City submitted two major LCP amendment requests which were approved by the Commission in October of 1985. The amendments allow for conversion of non-prime agricultural lands provided that replacement agricultural lands are acquired elsewhere in the coastal zone or a conversion mitigation fee is paid to preserve and enhance coastal zone resources elsewhere in the City. In addition, the Commission endorsed an amendment which required preservation of only those steep slopes which contained coastal sage/scrub chaparral plant communities or supported other endangered plant and animal species. As a result, the City and Commission had reached agreement on all substantive issues and the City revised its General Plan and Zoning Ordinances to incorporate the LCP provisions.

The City has worked on a number of General Plan amendments, rezonings and LCP amendments to bring those land use provisions and regulations into consistency; some of the LCP revisions were approved with suggested modifications by the Commission on May 14, 1987. In February of 1988, the Commission reviewed and approved, with suggested modifications, another package of amendments which modified residential densities, implemented additional wetland preservation policies, authorized some land use changes and modified the land use provisions for the Ecke/Carlitas agricultural preserve.

With resolution of the historic coastal issues and the City's completion of other land use planning efforts, in 1996, the City decided to seek coastal development permit authority for most of its jurisdiction. The City therefore needed to acknowledge, accept and enact both the original LCP action, and subsequent amendments, including in this area, the Carlsbad Ranch Specific Plan. Major Amendment No. 1-96C, which was approved by the Commission with suggested modifications on April 11, 1996, incorporated an updated Carlsbad Ranch Specific Plan which included the Legoland theme park proposal. As part of this process, the City submitted and received Commission approval of De Minimis LCP Amendment No. 4-96 on September 12, 1996. This amendment was necessary to revise the originally certified implementing ordinances by re-numbering or re-structuring them for incorporation into the present municipal code. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the Mello II LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for most of this segment.

d. West Batiquitos Lagoon/Sammis Properties LCP

1. This segment was created as a result of 170 acres being annexed to the City of Carlsbad. In October of 1985, the City submitted the LCP segment for this area in the form of the Batiquitos Lagoon Educational Park Master Plan. The principal concerns were preservation and protection of wetlands, steep slopes and agricultural lands. In November 1985, the Commission approved (with suggested modifications regarding mitigation for conversion of non-prime agricultural lands) this LCP segment with open space requirements for the lagoon and steep slopes, and the same agricultural provisions as in the Mello I and Mello II segments which have been amended and approved by both the City and Coastal Commission. In November 1985, the Commission also approved a coastal permit for the Sammis Properties addressing the Master Plan which included all the upland area and those portions of the west basin of Batiquitos Lagoon not in public ownership. In addition, all wetlands were required to be dedicated to the Wildlife Conservation Board, wetland buffers were established and mitigation measures instituted for loss of non-prime agricultural lands. Major Amendment No. 1-94B then modified the certified land uses and incorporated a new Poinsettia Shores Master Plan covering the segment. Key provisions in the master plan

development were completion of public access trails overlooking the lagoon and retention of high priority uses along Carlsbad Blvd./Highway 101.

2. The Master Plan will essentially comprise the zoning (Implementing Ordinances) portion for the segment, as well. In 1996, the City decided to seek coastal development permit authority for this segment. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the West Batiquitos Lagoon/Sammis Properties LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for all of this segment.

e. East Batiquitos Lagoon/Hunt Properties LCP

1. This segment was created as a result of approximately 1,650 acres being annexed to the City of Carlsbad. The LCP for East Batiquitos Lagoon/Hunt Properties is similar to the West Batiquitos Lagoon Segment and involves a Master Plan for most of the area, except Green Valley. The same issues apply to this segment as applied to the Mello I, Mello II and West Batiquitos Lagoon segments. On April 14, 1988, the Commission certified the plan with suggested modifications which included, among others, definition of permitted uses within the wetland buffer; clarification of future development intensities and standards for Green Valley; resource protection standards for riparian areas; and requiring internal consistency between the land use policies and the development standards of the Pacific Rim Master Plan, now known as the Aviara Master Plan. The modifications were accepted by the City. Several LUP/IP amendments have been processed for the Aviara planning areas, including Major Amendment 3-95C, which addressed development of a comprehensive public access plan for the segment, and Major Amendment No. 1-96F which incorporated the Green Valley Specific Plan.

2. The Master Plan will serve as the zoning (Implementing Ordinances) for the segment, as well. In 1996, the City decided to seek coastal development permit authority for this segment. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the East Batiquitos Lagoon/Hunt Properties LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for most of this segment.

3. The Green Valley area of deferred certification ADC was created on April 14, 1988, and included 280 acres in Green Valley, south of La Costa Avenue and west of El Camino Real. The main issue was determining the kinds and intensity of land uses for the sub-area and this was addressed in Major Amendment No. 1-96F, which was approved with suggested modifications by the Commission on May 7, 1996 and resolved this ADC. The amendment revised the land use plan and incorporated the Green Valley Specific Plan as the implementing ordinance.

f. Carlsbad Village Redevelopment Area LCP

The City submitted a segmentation request and LCP for this downtown redevelopment area. The LUP was certified, as submitted, but the zoning (Implementation Program) was certified with suggested modifications by the Commission on June 14, 1985. The suggested modifications were acceptable to the City and primarily involved procedures for issuance of coastal development permits. A resubmitted LCP was certified by the Commission on March 27, 1987. The Post-Certification LCP map was approved by the Commission on October 13, 1987. The Commission effectively certified the total LCP on December 8, 1987 and the Redevelopment Agency assumed permit-issuing authority on December 14, 1987. On April 11, 1996, in Major Amendment No. 1-96B, the Commission approved, with suggested modifications, a new Village Redevelopment Master Plan and Design Manual for this downtown commercial core. The primary issues were the adequacy of public parking and retention of high priority uses in the nearshore areas.

3. Areas of Deferred Certification:

a. Mello II LCP

1. Tamarack Street 1 ADC. This was created on October 9, 1996 and includes two properties located at the northwest corner of Interstate 5 and Tamarack. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for these Interstate 5 corridor sites. This remains unresolved.

2. Tamarack Street 2 ADC. This was created on October 9, 1996 and includes one property located at the southwest corner of Interstate 5 and Tamarack. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for this Interstate 5 corridor site. This remains unresolved.

3. Tamarack Street 3 ADC. This was created on October 9, 1996 and includes two properties located at the northeast corner of Interstate 5 and Tamarack. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for these Interstate 5 corridor sites. This remains unresolved.

4. Palomar Airport Road/Avenida Encinas ADC. This was created on October 9, 1996 and includes one property located at the southeast corner of Avenida Encinas and Palomar Airport Road. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for this Interstate 5 corridor site. This remains unresolved.

5. Interstate 5/Poinsettia Lane ADC. This was created on October 9, 1996 and includes Lots 2 - 7 of Specific Plan SP-186 located at the northwest corner of Interstate 5/Poinsettia Lane. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for these Interstate 5 corridor sites. This remains unresolved.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
46	17	26	2	1	0

- LCP No. 1-83 (Major) - Mello II - Approved 1 Part, Denied 2 Parts 2/23/83;
- LCP No. 2-83 (Major) - Mello II - Approved (w/ suggested mods) 7/27/83;
- LCP No. 3-83 (Major) - Mello II - Approved 9/28/83;
- LCP No. 1-84 (Major) - Mello II - Approved 5/23/84;
- LCP No. 2-84 (Major) - Mello II - Approved 7/12/84;
- LCP No. 3-84-A (Major) - Mello II - Approved 11/15/84;
- LCP No. 3-84-B (Major) - Mello II - Approved (w/ suggested mods) 6/14/85;
- LUP No. 1-85 (Major) - Agua Hedionda - Approved (w/ suggested mods) 4/11/85;
- LCP No. 1-85 (Major) - Mello II - Approved 4/11/85;
- LCP No. 1-85 (Major) - Mello I - Approved 10/24/85;
- LCP No. 2-85 (Major) - Mello II - Approved 10/24/85;
- LCP No. 3-85 (Major) - Mello II - Approved 11/22/85;
- LUP No. 1-86 (Major) - Agua Hedionda - Approved 2/6/86;
- LCP No. 1-86 (Major) - Mello II - Denied 2/6/86;
- LCP/LUP No. 1-87 (Major) - Agua Hedionda, Mello I & II and Carlsbad Village Redevelopment Area - Approved (w/suggested modifications) 5/14/87;
- LCP/LUP No. 2-87 (Major) - Agua Hedionda and Mello II – Approved (w/ suggested mods) 2/23/88;
- LCP No. 3-87 (Major) - Mello I - Approved (w/ suggested mods) 4/14/88;
- LCP No. 1-88 (Major) - Mello II - Approved (w/ suggested mods) 12/14/88;
- LCP No. 1-90 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved 7/10/90;
- LCP No. 1-91 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved (w/ suggested mods) 5/7/91;
- LCP No. 2-91 (Major) - Mello II - Approved 7/16/91;
- LCP No. 3-91 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved (w/ suggested mods) 10/8/91;
- LCP No. 1-92 (Major) - Agua Hedionda, Mello I, Mello II and East Batiquitos Lagoon/Hunt Properties - Approved Part, Approved Part (w/ suggested mods) 11/17/92;
- LCP No. 1-93 (Major) - Mello II - Approved (w/ suggested mods) 6/10/93;
- LCP No. 2-93 (Major) - Mello II - Approved 11/18/93;

- LCP No. 1-94 (Major) - Part B West Batiquitos Lagoon/Sammis Properties - Approved w/suggested modifications 5/12/94; ED Checkoff 9/16/94; Postponed A & C; Part A-Withdrawn;Part C-Aviara Phase III approved w/ suggested mods 8/11/94;
- LCP No. 2-94-A (Major) - Approved 12/16/94;
- LCP No. 2-95 - (Major) - Approved LUP as submitted; Approved IPA (w/suggested modifications) 10/10/95; ED Checkoff 8/14/96;
- LCP No. 3-95 (Major) - Approved Parts A & B 12/14/95; Part C Approved (w/suggested modifications) 11/12/96;
- LCP No. 1-96 (Major) - Parts A- H - Part A Approved 4/11/96; Part B & C Approved (w/suggested modifications) 4/11/96; ED Checkoff Part C 8/14/96, Part B 9/12/96;
- Parts D&E Approved 4/11/96; Part F Approved (w/suggested modifications) 5/7/96; ED Checkoff 10/9/96; Part G Approved (w/suggested modifications) 8/14/96; ED Checkoff 7/10/97;
- Part H Approved(w/suggested modifications) 5/7/96; ED Checkoff 11/12/96;
- LCP No. 2-96 (Major) - Parts A& B; Part B Approved (w/suggested modifications) 6/13/96; Part A Approved (w/suggested modifications) 7/12/96;
- LCP No. 3-96 (Minor) - Approved 6/13/96;
- LCP No. 4-96 (De Minimis) - Approved 9/12/96;
- LCP No. 5-96 - Withdrawn;
- LCP No. 1-97A (Major) - Mello I - Approved as submitted in part; Approved (w/ suggested mods) in part 10/8/97;
- LCP No. 1-97-B (Major) - Approved (w/ suggested mods) 1/12/98;
- LCP No. 1-98 A & B (Major) - Approved (w/ suggested mods) 6/9/98. ED Checkoff (A) 1/13/99
- LCP No. 1-98-C (Major) – Part 1 postponed; Parts 2 & 3 Approved with Suggested Modifications; Part 4 Approved as submitted 7/8/98;
- LCP No. 2-98 (Major) – Approved 11/5/98
- LCP No. 1-99 (Major) - Approved (w/suggested modifications) in part; Approved in part 6/10/99
- No 1-98-D (Major) - Approved (w/suggested modifications) 6/10/99; (Previous part 1 of C);
- LCP No. 2-99 A (Major) – Approved w/ suggested modifications 8/12/99; ED Checkoff 9/17/99
- LCP No. 2-99 B (Major) – Approved w/ suggested modifications 8/12/99;
- LCP No. 2-99 C (Major) – Approved 10/14/99;
- LCP No. 3-99 A (Major) – Approved 12/8/99;
- LCP No. 3-99 B (Major) – Approved w/suggested modifications 1/12/00;
- LCP No. 2-99 D (Major) – Approved with suggested modifications 7/11/00; ED Checkoff 7/11/01
- LCP No. 1-00 A (Major) – Approved as submitted 8/7/00;
- LCP No. 1-00 B (Major) – Approved as submitted 11/13/00;
- LCP No. 1-00 C (Major) – Approved as submitted 11/13/00;
- LCP No. 1-2000 (Major) – Approved with suggested modifications 6/12/01;

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
136	52	5

City of Encinitas

1. Number of segments - 0
2. Summary status:

This City incorporated on October 1, 1986. Approximately two-thirds of the City is comprised within the coastal zone. The City prepared and adopted a new General Plan, Zoning Ordinance and LCP. The City modified certain land use designations from those contained in the County of San Diego's LCP which was previously certified for this area. The City has adopted its General Plan which will also serve, in part, as its' LUP document, and has adopted a zoning ordinance. The LUP and Implementation Plan were approved by the Commission with suggested modifications on November 17, 1994. The City accepted the modifications and the LCP was effectively certified on May 11, 1995. The City began issuing permits on May 15, 1995.

On August 9, 1995, the Commission approved, with suggested modifications, Major Amendment No. 1-95A which added 850 acres along El Camino Real, between La Costa Avenue and Encinitas Blvd., to the City's jurisdiction comprised in the Encinitas Ranch Specific Plan. The main issues were the intensity of development, agricultural preservation, habitat preserves and public access provisions. In its effective certification of the amendment on September 14, 1995, the Commission also delegated permit authority and the City began issuing permits for this annexed area on September 18, 1995.

3. Area of Deferred Certification: None.
4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
9	4	5	0	0	0

- LCP No. 1-95 (Major) - Part A Approved (w/suggested modifications) in part, Approved in part 8/9/95; ED check-off (portion) 9/14/95; Part B - LUP Approved; Zoning approved in part and approved parts (w/suggested modifications) 10/10/95; ED Checkoff 1/12/96;

- LCP No. 2-95 (Minor) - Approved 1/12/96;
- LCP No. 3-95 (Major) - Approved 2/8/96;
- LCP No. 1-96 (Major) - Approved (w/suggested modifications) 10/9/96; ED Checkoff 1/10/97;
- LCP No. 1-97 (Major) - Approved (w/ suggested mods) 8/13/97; ED Checkoff 10/8/97;
- LCP No. 2-97 (Major) -Approved (w/ suggested mods) 2/6/98; ED Checkoff 9/11/98
- LCP No. 3-97 (Major) - Approved (w/ suggested mods) 2/6/98; ED Checkoff 4/8/98.
- LCP No. 1-2000 (De Minimis) - Approved 3/12/01;
- LCP No. 1-2001 (Minor) – Approved 4/11/01;

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
537	18	13

City of Solana Beach

1. Number of segments - 0
2. Summary status:

This City incorporated on July 1, 1986, and is entirely comprised within the coastal zone. Like Encinitas, it intends to prepare and adopt a new General Plan, Zoning Ordinance and LCP. The City has indicated it will be utilizing a lot of the resource protection policies/ordinances contained in the County's previously certified San Dieguito LCP. It is also expected that the City will modify certain land use designations from those contained in that LCP. The City has adopted a General Plan and interim zoning ordinance; work on local land use regulations has been the immediate priority for the community. The Commission awarded an LCP planning grant to the city for completion of the LCP in FY 98/99. The City has completed a draft LCP and local hearings are expected later this year with submittal to the Commission in 2001. As of June 30, 2001, the City has completed an Administrative Public Review Draft.

3. Area of Deferred Certification: None.
4. Amendments: None.

City of Del Mar

1. Number of segments - 0
2. Summary status:

Del Mar is a small urbanized community with little undeveloped land. After completing its community plan update and addressing some long-standing beachfront issues, the City submitted its initial LUP portion, which was certified with suggested modifications, by the Commission, on September 11, 1991. The City then resubmitted its land use plan and the Commission again certified it with suggested modifications on June 11, 1992. The City accepted these modifications and the LUP portion was effectively certified by the Commission on March 18, 1993.

The City's implementation plan (zoning) was certified by the Commission with suggested modifications in November 1999. The LCP Implementation Plan was approved with suggested modifications on March 13, 2001.

3. Area of Deferred Certification: None.
4. Amendments: None.

City of San Diego

1. Number of segments - 12
2. Summary status:

a. North City LUP

This LUP segment was submitted on April 20, 1981, and the Regional Commission certified it with suggested modifications on June 26, 1981. The State Commission found that the Regional Commission's decision raised no substantial issue on August 21, 1981, thereby endorsing the Regional Commission's action. A resubmitted LUP was certified with suggested modifications on May 23, 1984. As a result, the City substantially revised the LUP to address the Commission's concerns and resubmitted the LUP a second time. On August 27, 1985, the Commission certified the land use plan as submitted. This LUP segment was very controversial and involved extensive public participation. Major issues involved the preservation and protection of the Los Penasquitos and San Dieguito Lagoons; grading and erosion control within the watershed of these lagoons; the proposed Route 56 Freeway; and, the extent of development within the San Dieguito River Valley. On January 13, 1988, the Commission certified a third resubmittal of this segment, as submitted, to clarify steep slope development policies and incorporate permissible, but discretionary, encroachment allowances into constrained slopes. This LUP was effectively certified by the Commission on July 13, 1988.

On February 8, 1996, the Commission approved with suggested modifications an updated Torrey Pines Community Plan in Major Amendment No. 2-95A. The Torrey Pines community is one of six identified planning areas in this segment and the main issues addressed in this update were the appropriateness of several road improvements adjacent to Los Penasquitos Lagoon. A Categorical Exclusion for the Torrey Pines community for the construction of single-family residences and demolition of structures on identified R1-6000 zoned lots was denied on February 6, 1997.

The San Diego Gas and Electric (SDG&E) Property area of deferred certification was created on August 27, 1985, and included 110 acres. Located adjacent to Los Penasquitos Lagoon, west of I-5 and south of Carmel Valley Road, the main issue was the mapping of the extent of the wetlands, and the City was sued by SDG&E over this. The State Department of Parks and Recreation acquired portions of the property and an LUP was completed as part of the Los Penasquitos Lagoon Enhancement Plan. This Plan was a part of the Commission's action on LCP Amendment No. 2-90 (Major) which was approved on September 13, 1990 and resolved this ADC.

The Carmel Valley area of deferred certification was created on August 21, 1981, and covers about 400 acres along Carmel Valley Creek, east of I-5 at Carmel Valley Road and situated within the Neighborhood #8 Precise Plan area. It also includes portions of the valley located within the City's Urban Reserve (and outside of North City West area) further east. The main issues were the extent of development to be allowed, resolution of the Carmel Valley Road/State Route 56 roadway alignment, preservation of riparian habitat and land use designations. The Precise Plan for Neighborhood #8 and the Carmel Valley Resource Enhancement Plan were prepared for the North City West planning area portions of this ADC and their adoption in the City's LCP Amendment No. 2-90 (Major) resolved most of the above issues. The City initiated planning studies for the Urban Reserve (Framework Plan/LCP Amendment No. 1-93 (Major)), and these portions of the Carmel Valley Plan were finally resolved through effective certification of the LCP Amendment No. 1-98D. The effective certification of LCP Amendment No. 3-98 on May 10, 2000 addressed Subarea 3 (Pacific Highlands) and resolved the ADC for the remaining area within Carmel Valley.

b. La Jolla/La Jolla Shores LUP

The La Jolla/La Jolla Shores LUP was submitted to the Commission in October, 1979. The Regional Commission certified this LUP with suggested modifications on May 9, 1980, and the State Commission found that this decision raised no substantial issue on December 18, 1980. The Commission certified a resubmitted LUP with suggested modifications on September 22, 1982, and the

second resubmittal was certified, as submitted, on April 26, 1983. A third resubmittal was certified as submitted on July 13, 1988.

The area of deferred certification for the La Jolla Planned District was created on January 13, 1988, and included most of the commercially-zoned properties of this community, as well as nearshore residential areas. The main issues were the parking exemptions proposed for rehabilitation efforts, small lots and minor additions within the district and the need for an overall program to address alternate transit and traffic circulation needs. The ADC was resolved by the effective certification of the LCP Amendment No. 4-89 on November 17, 1989 and the City assumed permit authority for this area.

In 1997, the Commission awarded \$23,270 to the City of San Diego to update the La Jolla LUP (La Jolla Community Plan). The award provides funding for part of project whose total cost is \$47,000. The approved work program is directed toward making the Community Plan's policies consistent with citywide Land Development Code provisions that had earlier been adopted by the Coastal Commission but that had not yet been tailored for the specific characteristics and needs of the La Jolla community. The City continues to make progress on the update, which focuses on provisions addressing public coastal views and visual access opportunities. The Draft Plan has been prepared and has been distributed to the Community Planning Association and other interested parties for review.

In December 2000, the Commission awarded another \$23,548 for the City to amend its LCP implementing Planned District Ordinance to conform to the updated La Jolla Shores Community Plan.

c. Pacific Beach LUP

The Pacific Beach LUP was submitted on April 30, 1981. On June 12, 1981, the Regional Commission denied the LUP, as submitted, then certified it with suggested modifications. The Commission found that the Regional Commission's decision raised no substantial issue on July 24, 1981. The City resubmitted this LUP in October, 1983, and the Commission certified it with suggested modifications on May 23, 1984. Subsequently, the City revised the segment to address the Commission's concerns regarding parking in nearshore areas and resubmitted it a second time. On August 27, 1985, the Commission certified the Pacific Beach LUP as resubmitted (for the second time). A third resubmittal was certified as submitted on July 13, 1988.

On May 11, 1995, the Commission approved, as submitted, an updated Pacific Beach Community Plan & LCP Land Use Plan in Major Amendment No. 2-95C. The main issue addressed in the update was the application of visitor commercial rezoning in two areas of the community.

Two areas of deferred certification were resolved in this segment. The Visitor Commercial Rezones ADC was created on October 14, 1988, and included the visitor commercial nodes in Pacific Beach located generally west of and fronting on Mission Blvd. between Law Street and Pacific Beach Drive, and the bayside strip generally fronting on Mission Bay Drive. The main issues were priorities for visitor-serving uses and the resulting change from the more typical neighborhood-oriented commercial strip development presently found in these areas. These concerns were resolved by the Commission's effective certification of LCP Amendment No. 2-95C on May 11, 1995.

The Garnet Avenue Commercial Strip ADC was created on October 14, 1988, and included 50 acres in the main business district of Pacific Beach. The main issue was how to preserve the pedestrian-oriented and community strip character in this area. In developing its implementation measures, the City applied the CC (Community Commercial) zone to the Garnet Avenue strip; this zone was specifically designed to regulate older commercial districts adjoining residential neighborhoods. Alternate zoning was proposed to implement the certified LUP and its acceptance resulted in resolution of this ADC. This was resolved by Commission effective certification of LCP Amendment No. 4-89 on November 17, 1989.

d. Mission Beach LCP

1. The Mission Beach LUP segment was submitted in November, 1979. The Regional Commission certified this segment with suggested modifications on April 11, 1980. On July 22, 1980, the State Commission found that this decision raised substantial issue with regard to policies for visitor-serving commercial facilities in the Santa Clara Place commercial district. The first resubmitted LUP was certified with suggested modifications on September 22, 1982. A second resubmittal was certified with suggested modifications on November 15, 1984. A third resubmittal involving only the Belmont Park site was certified by the Commission on September 10, 1986. A fourth resubmittal incorporating the Commission's suggested modifications of November 15, 1984, was certified as submitted on July 13, 1988.

2. The zoning (implementing ordinances) portion for the land use plan was comprised in the Mission Beach Planned District Ordinance (PDO); it was certified with suggested modifications on November 15, 1985. The modifications were acceptable to the City and a resubmittal was approved, as submitted, on January 13, 1988, with final certification by the Commission on July 13, 1988. (The revised LUP was also approved on July 13, 1988, based on this zoning action, which is different from the normal pattern of the zoning portion following the land use plan.)

An area of deferred certification for the Mission Beach Park (aka Belmont Park) was created on September 22, 1982, and included 18.7 acres at the

intersection of West Mission Bay Drive and Mission Blvd. The main issues were determining the proper mix of public and commercial recreation uses, and adequacy of beach parking. These were resolved through certification of a resubmitted LUP on September 10, 1986.

e. Mission Bay LCP

1. This LUP segment was submitted on April 5, 1982. At the September 1982 hearing, the City requested and the Commission granted, an indefinite delay in order to allow more time to address the major issues: public access, environmentally sensitive habitats and alternate transit development. The City has given this segment a lower priority for completion since it is almost all original jurisdiction area, where the Commission will retain permit-issuing authority following effective certification. The City has finalized a Resource Management Element and a shoreline protection study for Mission Bay. A Master Plan was adopted and forwarded to the Commission. The Commission approved the LUP with suggested modifications on May 11, 1995 through Amendment 1-95. On May 7, 1996, the Commission set aside its decision. On November 15, 1996, the Commission again approved the Master Plan (LUP) with suggested modifications. The main issues were the preservation of public access opportunities in and around the bay, including Bahia Point, conflicts among competing users in this regional water recreational park, resource protection measures and water quality.

2. The Commission's January 13, 1988, action on zoning for the other 11 segments did not include this segment.

f. Ocean Beach LUP

The Ocean Beach segment LUP was submitted in October of 1979. The Regional Commission certified the segment with suggested modifications on February 22, 1980. The Commission found that this decision raised substantial issue with regard to development of Pueblo Lot 212 and with regard for the provision of sufficient visitor-serving uses. On May 22, 1980, the Commission certified the Ocean Beach LUP segment with suggested modifications. This occurred again with the first resubmittal on May 23, 1984. A second resubmitted LUP was certified by the Commission (as submitted by the City) on August 27, 1985, and addressed the adequacy of parking in the nearshore areas. Issues related to Pueblo Lot 212 and visitor-serving accommodations were resolved. A third resubmittal was certified as submitted on July 13, 1988.

An area of deferred certification for the Niagara Streetend was created on October 14, 1988, and included a small half-square block (.59-acre) on the south side of Niagara Street, west of the alley and just east of the Ocean Beach Pier. The main issue was the inconsistency of the certified LUP which designates the property for residential use and its present zoning of C-1 (General Commercial).

This issue was resolved by the Commission approval LCP Amendment No. 1-88 on November 17, 1988, re-designating the block to Community Commercial.

g. Peninsula LUP

The Regional Commission, on May 22, 1981, certified the LUP with suggested modifications. The Commission found that the decision raised substantial issue with regard to the preservation and protection of Famosa Slough. On August 21, 1981, and again on May 23, 1984, the Commission certified this segment with suggested modifications. A second resubmitted LUP was certified by the Commission on August 27, 1985, and addressed the adequacy of parking requirements in the nearshore areas. A third resubmittal was certified as submitted on July 13, 1988.

In June 2001, the Commission held a public hearing and took action on a request by City of San Diego to amend the City's certified LCP Land Use Plan and Implementation Plan to establish new planning segment for the former Naval Training Center to include residential, commercial, arts or culture uses, visitor-serving, mixed-use, and public land uses. The Commission approved the amendment with modifications. On September 11, 2001, the Commission concurred with Executive Director's determination.

h. Centre City/Pacific Highway Corridor (PHC) LUP

This LUP segment was submitted on April 7, 1981. On May 22, 1981, the San Diego Coast Regional Commission certified it with suggested modifications. The LUP was reactivated and certified with suggested modifications on May 24, 1983. These were acceptable to the City; however, several years passed and a second resubmittal was reviewed by the Commission in January of 1988. Since there were new concerns about the adequacy of the resubmitted LUP's provisions to phase necessary public access and traffic improvements with new development, the resubmittal was first denied and then certified, with suggested modifications, on January 13, 1988. The City accepted the modifications and the LUP was effectively certified on July 13, 1988.

i. Barrio Logan/Harbor 101 LCP

1. The Barrio Logan LUP was submitted in August of 1979, and on November 9, 1979, it was certified with suggested modifications. The Commission found this action raised no substantial issue on December 18, 1979. The LUP was resubmitted in December 1982. On February 23, 1983, the Commission certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988.

2. The zoning (implementing ordinances) portion of the LCP was partially comprised in a Planned District Ordinance (PDO), which was certified with

suggested modifications by the Commission on February 23, 1983. The City accepted these modifications and a resubmitted Citywide implementation plan (including the PDO) was denied and then certified with suggested modifications by the Commission on January 13, 1988. Final certification by the Commission of the Barrio Logan PDO occurred on July 13, 1988.

j. Otay Mesa/Nestor LUP

This segment was submitted on January 15, 1979. The Regional Commission, on March 9, 1979, certified this LUP as submitted. The Commission found no substantial issue with this action, and certified it on May 15, 1979. The main issues were the preservation of environmentally sensitive habitat areas and agriculture. A resubmitted LUP was certified with suggested modifications on March 14, 1985, and a second resubmittal certified (without modifications) on March 11, 1986. A third resubmittal was certified as submitted on July 13, 1988.

k. Tia Juana River Valley LUP

This segment was submitted on January 15, 1979. The Regional Commission certified this LUP with suggested modifications on April 27, 1979. The City accepted these suggested modifications and incorporated them into a resubmitted LUP which the Commission certified on September 18, 1979. The City further changed its LUP, resubmitted it, and it was certified (as submitted) on May 23, 1984. The main issues have been the preservation of environmentally sensitive wetland/riparian areas and agriculture. A fourth resubmittal was certified as submitted on July 13, 1988.

An area of deferred certification for the Tia Juana River Valley Floodplain was created on October 14, 1988, and encompassed all of the floodplain in the river valley as shown on City Zoning Map #C-704. The main issue was the need to review and update the hydrologic maps of the river valley to reflect current floodway/floodplain fringe delineations to ensure application of the appropriate resource protection measures. Work was completed on the map updates, and the Commission approved LCP Amendment No. 2-90 on September 13, 1990, which resolved this ADC. The resubmitted Tia Juana River Valley LCP Land Use Plan was certified with suggested modifications on February 4, 1999 as LCP amendment 1-98A. Effective certification occurred on November 4, 1999 which resolved the ADC.

l. Border Highlands LUP

On May 1, 1981, the City submitted this segment. The Regional Commission denied the LUP as submitted and certified it with suggested modifications. The Commission found no substantial issue on July 23, 1981. On May 21, 1982, the City resubmitted this segment, adopting most of the Commission's suggested modifications. The Commission, on August 27, 1982,

certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988.

3. Zoning. - The zoning (Implementation Plan) for nine of the City's 12 segments (excepting Mission Beach, Mission Bay and Barrio Logan/Harbor 101) was submitted in October of 1983, and the Commission certified it with suggested modifications on May 23, 1984. The modifications concerned limiting floodplain development, restricting grading of steep slopes and providing adequate parking standards for new development in the nearshore areas.

Following the 1984 action, the City revised the Implementation Plan to respond to the issues raised by the Commission. The City resubmitted the implementing ordinances and this package was reviewed by the Commission in January of 1988. Although there had been substantial progress made to resolve many of the Commission's concerns, the resubmitted Implementation Plan was denied and then approved, with suggested modifications, on January 13, 1988. The City accepted these modifications, and the Commission effectively certified the Implementation Plan (including two planned district ordinances) for eleven segments (except Mission Bay) on July 13, 1988. This was done at the same time, but just prior to the certification (without modifications) of the balance of the City's LUPs (except North City and Centre City which were previously effectively certified and Mission Bay which is on its own time-track).

However, two of the eleven segments (Mission Beach and Barrio Logan/Harbor 101) also have Planned District Ordinances (PDOs) which the Commission has separately reviewed and approved. In those two cases, the planned district's provisions provide more specific controls over the area's development; however, where the district and LCP implementation plan do not conflict, the City still utilizes much of its general zoning for those communities. Additionally, the Mission Bay segment still remains uncertified at this time.

Following the Commission certification with suggested modifications action of January 13, 1988, the City agreed to the proposed revisions which were largely technical, but necessary, clarifications to assure effective implementation of the City's certified land use plan provisions. The modifications involved assuring the application of resource protection measures in discretionary permits, establishment of buffer zones for riparian habitats, development of brush management/fire protection policies, requiring Commission review of identified resource mapping adjustments and clarifying the coastal development permit processing ordinance.

The City Council accepted the Commission's suggested modifications for the Implementation Plan and the Commission concurred with this action, effectively certifying the total LCP on October 14, 1988 (except for Mission Bay and several areas of deferred certification). The City assumed permit-issuing

authority for all of its coastal zone (except for Mission Bay and the identified areas of deferred certification) on October 17, 1988.

The City of San Diego's certified LCP Implementation Plan was comprehensively updated in review of LCP amendment 1-98B. The Land Development Code (LDC) was submitted along with the Land Development Manual and Planned District Ordinances to replace the Municipal Code as the certified Implementation Plan for the City of San Diego LCP. The LDC was certified with suggested modifications on February 4, 1999, with the exception of the Steep Hillside Guidelines. Those guidelines were certified as submitted on August 12, 1999 as LCP amendment 1-98D. LCP amendment 1-98B was effectively certified on November 4, 1999.

3. Areas of Deferred Certification:

a. North City

1. Via de la Valle Specific Plan ADC. This was created on August 21, 1981, and includes about 100 acres east of I-5 and north of Via de la Valle. The main issues are the proposed densities and extent of grading/encroachment on visually-significant steep slopes. While unresolved at this time, the area is being built-out through the approval of individual coastal development permits.

2. South Slopes ADC. This was created on August 21, 1981, and includes several small unplanned geographic portions of areas on the south slopes of the San Dieguito River Valley, east of I-5 situated on properties outside of the 100-year floodplain. The main issues are the permitted land use intensities and slope preservation, and these remain unresolved.

3. Carmel Valley ADC (Partially Resolved). This was created on August 21, 1981, and covers about 400 acres along Carmel Valley Creek, east of I-5 at Carmel Valley Road and situated within the Neighborhood #8 Precise Plan area. It also includes portions of the valley located within the City's Urban Reserve (and outside of North City West area) further east. The main issues are the extent of development to be allowed, resolution of the Carmel Valley Road/State Route 56 roadway alignment, preservation of riparian habitat and land use designations. The Precise Plan for Neighborhood #8 and the Carmel Valley Resource Enhancement Plan were prepared for the North City West planning area portions of this ADC and their adoption in the City's LCP Amendment No. 2-90 (Major) resolved most of the above issues. The City initiated planning studies for the Urban Reserve (Framework Plan/LCP Amendment No. 1-93 (Major)), and these portions of the Carmel Valley Plan were finally resolved through effective certification of the LCP Amendment No. 1-98D.

3 Los Penasquitos Regional Park ADC. This was created on August 21, 1981, and includes about 600 acres in Los Penasquitos and Lopez Canyons, at the easterly end of Sorrento Valley Blvd. The main issue is the lack of a master plan for this nature preserve. A plan has been drafted and is undergoing local review. However, at this time, it remains unresolved.

4.. Torrey Pines City Park ADC. This was created on August 21, 1981, and includes 75 acres. It is comprised of a mesatop area and steep coastal bluffs. The main issue is the lack of a master plan addressing these coastal bluffs, their stability and public access needs. This is unresolved at this time.

5. Cal Sorrento Property ADC. This was created on August 27, 1985, and includes about 25 acres located just east of I-805 and north of Los Penasquitos Creek. The main issues are protection of a remnant marsh and steep slope areas, and these remain unresolved.

b. Peninsula

1. Famosa Slough ADC. This was created on May 23, 1984, and includes about 20 acres along West Point Loma Blvd., east of Nimitz Blvd. The main issue is preserving this remnant wetland, isolated as a result of channelization of the San Diego River. This remains unresolved.

c. Centre City/Pacific Highway Corridor (PHC)

1. County Administration Center (CAC) ADC. This was created on May 23, 1984, and includes 15 acres along North Harbor Drive, north of Ash Street. The main issue is the future use of County-owned parking lots, which the original LUP designated as a future park and the County would like to develop for commercial uses. This ADC is unresolved at this time.

d. Otay Mesa/Nestor

1. Otay River Valley and South Bay Deferred Certification Study Area ADC. This was created on October 14, 1988, and includes the Otay River Valley floodplain and abutting South Bay properties within the City's jurisdiction. The subject properties are generally located southwest of the Palomar Street/I-5 interchange, and north of Palm Avenue, at the south/southeast corner of San Diego Bay. The main issue is allowing time for the preparation of a specific land use plan for the area. The work will also reflect multi-jurisdictional efforts underway in this area to create a regional park extending up the river valley. This remains unresolved.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
53	28	22	2	1	0

- LCP No. 1-88 (Major) - Ocean Beach & Otay Mesa/Nestor - Approved 11/17/88;
- LCP No. 1-89 (Major) - North City & Centre City/PHC - Approved (w/ suggested mods) 5/9/89;
- LCP No. 2-89 (Major) - North City & Otay Mesa/Nestor - Approved (w/suggested mods) 7/11/89;
- LCP No. 3-89 (Minor) - Ocean Beach - Approved 8/10/89;
- LCP No. 4-89 (Major) - North City, La Jolla/La Jolla Shores, Pacific Beach, Peninsula & Citywide - Approved 10/11/89;
- LCP No. 5-89 (Minor) - Citywide - Approved 2/14/90;
- LCP No. 1-90 (Major) - North City, La Jolla/La Jolla Shores, Mission Beach & Citywide - Approved (w/ suggested mods) 4/11/90, ED Checkoff 9/11/91;
- LCP No. 2-90 (Major) - North City, Mission Beach & Tia Juana River Valley - Approved 9/13/90;
- LCP No. 1-91 (Major) - North City, La Jolla/ La Jolla Shores, Pacific Beach, Ocean Beach & Citywide - Approved 5/7/91;
- LCP No. 1-91 (Major) - Centre City/PHC - Approved (w/ suggested mods) 11/12/91;
- LCP No. 2-91 (Major) - North City, Centre City/PHC, Otay Mesa/Nestor & Tia Juana River Valley - Approved (w/ suggested mods) 9/11/91, ED Checkoff 2/18/92 & 4/10/92;
- LCP No. 3-91 (Major) - North City, Barrio Logan/Harbor 101 & Citywide - Approved 11/12/91;
- LCP No. 1-92 (Major) - North City, Barrio Logan/Harbor 101 & Citywide - Approved Part, Approved Part (w/ suggested mods) 6/11/92, ED Checkoff 8/12/92, Continued Part 6/11/92, Approved Continued Part (w/ suggested mods) 8/12/92;
- LCP No 2-92 (Major) - Citywide - Approved (w/ suggested mods) 8/12/92, ED Checkoff 12/11/92;
- LCP No. 3-92 - Withdrawn;
- LCP No. 4-92 (Major) - Centre City, Barrio Logan/Harbor 101, Tia Juana River Valley & Citywide - Approved Part, Continued Part 1/15/93, Approved Continued Part (w/ suggested mods) 2/18/93, ED Checkoff 11/18/93;
- LCP No. 5-92 (Minor) - Citywide - Approved 12/11/92;
- LCP No. 1-93 (Major) - North City & Citywide - Approved Part, Approved Part (w/ suggested mods), ED Checkoff 11/18/93 & 12/16/93, Denied Part 5/14/93;
- LCP No. 2-93 (Major) - North City - Approved 5/14/93;
- LCP No. 3-93 (Major) - North City - Approved 10/14/93;
- LCP No. 4-93 (Minor) - Citywide - Approved 10/14/93;

- LCP No. 5-93 (Major) - North City & Pacific Beach - Approved 11/18/93;
- LCP No. 6-93 (Minor) - Citywide - Approved 1/14/94;
- LCP No. 1-94 (Minor) - Citywide - Approved 2/18/94;
- LCP No. 2-94 (Major) - North City & Citywide - Approved 9 Parts of Implementation Plan 5/12/94, LUP (portion) Approved as submitted and zoning approved w/ mods 7/14/94;
- LCP No. 3-94 (Major) - Pacific Beach and Citywide- LUP approved w/ mods 7/14/94, Implementation approved in part and Denied in part 7/14/94;
- LCP No. 4-94 (Major) - Approved (w/ suggested modifications) 2/9/95; ED Checkoff 6/16/95;
- LCP No. 1-95 (Major) - Part A - North City/ Approved (w/ suggested modifications) 3/8/95, ED Checkoff 6/16/95; Part B -Mission Bay Approved (w/ suggested modifications) 5/11/95; ED Check-off 12/14/95; Set Aside by Commission decision 5/7/96; Approved (w/suggested modifications) 11/15/96; ED Checkoff 7/10/97.
- LCP No. 2-95 (Major) - Part A- North City - Approved (w/suggested modifications) 2/8/96; ED Check-off 6/13/96; Part B- La Jolla - Approved (w/ suggested mods) 5/11/95; Part C - Pacific Beach - Approved 5/11/95;
- LCP No. 3-95 (Major) - Approved 2/8/96;
- LCP No. 1-96 (Major) - Approved 8/14/96;
- LCP No. 2-96 (Major) - Approved (w/suggested modifications) 11/12/96; North City - ED Checkoff 8/13/97;
- LCP No. 1-97 A (Major) - North City/Sorrento Hills - Approved 7/10/97;
- LCP No. 1-97 B (Major) - Otay Mesa/Nestor - Approved 8/13/97;
- LCP No. 2-97 (Major) - La Jolla - Approved 11/4/97.
- LCP No. 2-98-A (Major) – Approved with suggested modifications 8/12/98; ED Checkoff 1/12/00
- LCP No. 3-98 (Minor) – Approved 9/11/98; ED Checkoff 5/10/00
- LCP No. 2-98 –B (Major) - Approved (w/suggested modifications) 9/11/98
- LCP No. 1-98 –A (Major) - Approved (w/suggested modifications) 2/4/99; ED Checkoff 11/4/99;
- LCP No. 1-98 –B (Major) - Approved (w/suggested modifications) 2/4/99; ED Checkoff 11/4/99;
- LCP No. 1-98 C (Major) – Approved w/suggested modifications 7/13/99; ED Checkoff 11/4/99;
- LCP No. 2-98-C (Major) - Approved (w/suggested modifications) 2/4/99;ED Checkoff 11/4/99;
- LCP No. 1-98-D (Major) - Approved as submitted 8/12/99; ED Checkoff 11/4/99
- LCP No. 3-98 (Major) - Approved (w/suggested modifications) 3/10/99; ED Checkoff 5/10/00
- LCP No. 2-99 (Major) – Approved 12/8/99;
- LCP No. 1-2000 (De Minimis) – Approved 6/13/00;
- LCP No. 2-00 (Major) – Approved 9/13/00;
- LCP No. 3-00 (Major) – Approval with suggested modifications 11/13/00;
- LCP No. 5-2000 (De Minimis) – Approved 2/13/01;

- LCP No. 7-2000 (De Minimis) – Approved 3/13/01;
- LCP No. 4-2000 (Major) – Approved with suggested modifications 3/14/01;
- LCP No. 6-00 B (Major) – Approved 5/8/01;
- LCP No. 6-2000 A (Major) – Approval with suggested modifications 6/12/01

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
1145	345	36

City of Coronado

1. Number of segments - 0
2. Summary status:
 - a. On March 13, 1981, the Regional Commission denied the LUP as submitted, then certified it subject to the City revising certain policy language concerning access and development on the old Ferry Landing site. On April 16, 1981, the State Commission found no substantial issue. Subsequently, the City modified the LUP to comply with the policy language suggested by the Regional Commission and the LUP was effectively certified on June 23, 1981.
 - b. The Commission certified (with suggested modifications) the zoning (Implementation Plan) on September 28, 1983, and the City accepted the proposed revisions. The City resubmitted the Implementation Plan and it was approved by the Commission, resulting in effective certification of the City's LCP on January 11, 1984. On that same date, the City assumed permit-issuing authority.
3. Area of Deferred Certification: None.
4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
18	10	4	4	0	0

- LUP No. 1-81 (Major) - Approved 2/4/82
- LUP No. 1-82 (Major) - Approved 11/18/82;
- LUP No. 1-83 (Major) - Approved Part and Denied Part 7/27/83;
- LCP No. 1-86 (Major) - Approved 1/14/87;
- LCP No. 1-87 (Major) - Approved 7/10/87;

- LCP No. 1-88 (Major) - Approved 7/13/88;
- LCP No. 1-89 (Major) - Approved Part, Approved Part (w/ suggested mods), Denied Part 1/9/90;
- LCP No. 1-90 (This number not used);
- LCP No. 2-90 (Minor) - Approved 1/8/91;
- LCP No. 3-90 (Major) - Denied 5/7/91;
- LCP No. 1-91 (Major) - Approved (w/ suggested mods) 5/7/91, ED Checkoff 8/14/91;
- LCP No. 2-91 (Major) - Approved LUP Portion, Denied Implementation Plan Portion 11/12/91;
- LCP No. 1-93 (Major) - Approved (w/ suggested mods) 10/14/93, ED Checkoff 3/17/94;
- LCP No. 1-95 (Major) - Approved 2/8/96;
- LCP No. 1-96 (Major) - LUP approved; IP approved in part and IP Parts E & F approved (w/suggested modifications) 7/12/96; ED Checkoff 11/12/96;
- LCP No. 2-96 (Major) - Approved (w/suggested modifications) 2/7/97; ED Checkoff 5/14/97;
- LCP No. 1-98 (De Minimis) - Approved 3/10/98;
- LCP No. 1-99 (Minor) – Approved 4/14/99;
- LCP No. 2-99 (Minor) – Approved 10/14/99;

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
95	68	6

City of National City

1. Number of segments - 0
2. Summary of status:

On September 29, 1981, the City formally submitted its total LCP. At that time, there were concerns about the preservation of Paradise Marsh and new development standards. Before the Commission hearing, the City requested an indefinite delay and concentrated LCP work did not resume until the fall of 1987. In the interim, the City had determined that it would process the land use plan and implementing ordinances separately. On February 5, 1988, the City's revised LUP was accepted for filing. The new land use plan submittal substantially responded to the previous issues identified by staff, and, on April 14, 1988, the Commission certified the LUP with suggested modifications. The suggested revisions addressed the marsh preservation policies, seasonal grading controls, reduction of flood hazards and the intensity of development in the proposed tourist commercial

area. The City accepted the suggested modifications and the Commission effectively certified the LUP on July 13, 1988.

The implementation program (zoning) was certified with suggested modifications on December 11, 1990. The City accepted these modifications and the Commission effectively certified the total LCP on April 9, 1991. The City assumed permit-issuing authority on July 15, 1991. A Categorical Exclusion Order (E-91-1) was adopted by the Commission on May 7, 1991 and excludes temporary uses, minor grading, demolition of non-historic structures, lot line adjustments and accessory uses in commercial and light manufacturing zones.

The Harbor District Specific Plan as LCP amendment 1-98B was certified by the Commission as submitted on November 5, 1998 (modifications which had been recommended by Commission staff were accepted by the City and incorporated into a revised submittal prior to Commission action). The submittal was a comprehensive update of the certified LCP and included land use policies and implementing ordinances for four subareas within the National City Redevelopment Area. This area was originally certified with the stipulation that permit authority would not transfer to the City for these areas until specific plans are adopted by the City and certified by the Commission. Permit authority transferred to the City upon certification of LCP amendment 1-98B.

3. Area of Deferred Certification: None.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
5	3	2	0	0	0

- LCP No. 1-91 (Major) - Approved 7/16/91;
- LCP No. 1-93 (Major) - Approved 6/10/93;
- LCP No. 1-97 (Major) - Approved (w/suggested modifications) 4/9/97;ED Checkoff 7/10/97.
- LCP LCP No. 1-98-A (Major) - Approved (w/suggested modifications)10/15/98; ED Checkoff 1/13/99
- LCP No. 1-98-B (Major) – Approved 11/5/98;

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
31	31	0

City of Chula Vista

1. Number segments - 2
2. Summary status:

a. Balance of City LCP

The Commission denied the Chula Vista LCP as submitted on September 4, 1979, and then approved it with conditions. The City was advised to resubmit the LCP with modifications reflecting these conditions. The City sued. The judge ruled that the Commission could not conditionally approve the LCP and that the Commission should rescind its decision and then vote on the Chula Vista LCP to either certify, in whole or in part, or deny the LCP as submitted.

On April 16, 1981, the Commission reconsidered the LCP, and partially certified portions and partially denied others. The Commission also approved suggested policy language, which, if incorporated into the LCP, would result in a finding of conformity with the Coastal Act for the entire Chula Vista LCP. From the standpoint of Coastal Act policies, wetland protection (Sweetwater Marsh) was the key issue.

The resubmitted LUP was certified by the Commission (as resubmitted) on March 27, 1984, and the zoning (Implementation Plan/Specific Plan) was certified on January 25, 1985. The Commission was sued by the Sierra Club over this LCP certification. On September 27, 1985, the LCP was effectively certified by the Commission and the City assumed permit-issuing authority at that time. As a result of the settlement over the litigation related to LCP certification, extensive areas of the City's Midbayfront and the F/G Street Marsh have been incorporated into the Sweetwater Marsh National Wildlife Refuge. In order to recognize this land use change, as well as a modified development plan from a new property owner, the City developed and submitted a major LCP amendment (No. 2-92) for the Midbayfront, which was approved with suggested modifications by the Commission on January 15, 1993.

b. South Bay Islands LCP

The County Board of Supervisors submitted the existing County General Plan as the LUP for two small unincorporated "islands" in the South Bay area (totaling 37 acres). The Regional Commission rejected the LUP, recommending one modification be incorporated to control signage. On December 18, 1980, the State Commission found that the Regional Commission's decision raised no substantial issue and certified the resubmitted LUP and zoning (implementing ordinances) on November 22, 1985. This small segment was annexed to the City

of Chula Vista in January of 1986, and the City has not yet processed an amendment to incorporate these areas into the LCP.

3. Area of Deferred Certification: None.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
9	6	3	0	0	0

- LCP No. 1-85 (Major) - Approved 2/6/86;
- LCP No. 1-86 (Major) - Approved 11/13/86;
- LCP No. 1-88 (Major) - Approved 6/9/88;
- LCP No. 1-89 (Major) - Approved 4/14/89;
- LCP No. 1-92 (Major) - Approved (w/ suggested mods) 6/11/92, ED Checkoff 7/8/92;
- LCP No. 2-92 (Major) - Approved (w/ suggested mods) 1/15/93, ED Checkoff 6/10/93;
- LCP No. 1-93 (Major) - Approved 5/14/93;
- LCP No. 1-94 (Major) - Approved (w/ suggested modification) 2/9/95; ED Checkoff 3/8/95;
- LCP No. 1-96 (Major) - Approved 5/7/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
65	57	1

City of Imperial Beach

1. Number of segments - 0
2. Summary status:

a. The City submitted its LUP on June 30, 1981. The Commission denied the LUP as submitted, then certified it with suggested modifications on September 15, 1981. It was resubmitted on January 22, 1982, and certified by the Commission on March 16, 1982. Following effective certification on November 18, 1982, the City assumed interim permit-issuing authority (per Hannigan), effective August 15, 1983. Following effective certification of both the LUP and zoning (Implementation Plan) on September 26, 1984, the City assumed permit-

issuing authority on February 13, 1985, superseding the August 1983 interim (Hannigan) authority.

b. The zoning (Implementation Plan) was effectively certified by the Commission on September 26, 1984. The principal concern has been the redevelopment of the beachfront area. Implementation of the Seacoast District Specific Plan had not occurred. Major Amendment No. 2-94, which the Coastal Commission approved with suggested modifications on October 12, 1994, involved revisions to both the LUP/IP portions of the LCP and essentially consisted of a new General Plan/Coastal Plan and new Zoning Ordinance which replaced the Seacoast District Specific Plan. The main issues were the adequacy of public parking and the retention of high priority uses in the Seacoast District.

c. The Commission awarded the City of Imperial Beach \$26,000 in 1997 to update its shoreline protection ordinance. The award provides funding for part of a project with total cost of \$58,000. The City continues to make progress on the update, designed to result in an LCP amendment identifying major policy direction regarding shoreline structures.

3. Area of Deferred Certification: None.

4. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
23	10	9	2	2	0

- LUP No. 1-83 (Major) - Approved 1/11/84;
- LCP No. 1-85 (Major) - Approved (w/ suggested mods) 4/11/85, ED Checkoff 10/25/85;
- LCP No. 2-85 (Major) - Approved 10/24/85;
- LCP No. 1-86 (Major) - Approved (w/ suggested mods) 1/14/87;
- LCP No. 1-88 (Major) - Approved 11/17/88;
- LCP No. 1-89 (Major) - Approved (w/ suggested mods) 4/14/89, ED Checkoff 5/9/89 and 9/12/89;
- LCP No. 2-89 (Major) - Denied 10/11/89;
- LCP No. 3-89 (Major) - Approved (w/ suggested mods) 3/16/90;
- LCP No. 1-90 (Major) - Approved (w/ suggested mods) 6/13/90;
- LCP No. 1-91 (Major) - (Withdrawn);
- LCP No. 1-92 (Minor) - Approved 7/8/92;
- LCP No. 2-92 - Withdrawn;
- LCP No. 3-92 (Major) - Approved 9/11/92;
- LCP No. 1-93 (Major) - Approved Part, Denied Part 4/13/93;
- LCP No. 1-94 (Major) - Approved 3/17/94;
- LCP No. 2-94 (Major) - Approved (w/ suggested modifications) 10/12/94;
- LCP No. 1-96 (Major) - Approved 7/10/97;

- LCP No. 1-97 A & B (Major) - Part A Approved as submitted; Part B Approved (w/ suggested mods) 7/10/97; Part B - ED Checkoff 1/12/98;
- LCP No. 1-97-C (Major) - Approved (w/ suggested mods) 5/14/98; ED Checkoff 9/11/98;
- LCP No. 1-98 (Major) – Approved 10/15/98;
- LCP No. 2-98 (Major) – Approved 10/15/98;
- LCP No. 3-98 (Minor) - Approved 1/13/99;
- LCP No. 1-99 (Major) – Approved w/ suggested modifications 2/18/00; ED Checkoff 6/13/00;
- No. 1-01 (Major) – Approval with suggested modifications 5/8/01

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 2001).

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
435	166	16

c. **San Diego Unified Port District**

1. Summary status:
The Port Master Plan was submitted on July 1, 1980, and certified by the Commission on October 14, 1980.
2. Areas of Deferred Certification: None
3. Amendments:

Total Submittals	Approved	Approved with Suggested modifications	Denied	Withdrawn	Pending/ Other
28	22	0	5	0	1

- PMP No. 1 (Major) - Not filed 5/83;
- PMP No. 2 (Major) - Denied 7/26/83;
- PMP No. 3 (Major) - Approved 3/26/84;
- PMP No. 4 (Major) - Denied 3/29/84;
- PMP No. 5 (Major) - Approved 4/12/84;
- PMP No. 6 (Major) - Approved 11/30/84;
- PMP No. 7 (Major) - Approved 4/25/85;
- PMP No. 8 (Major) - Approved 8/27/85;
- PMP No. 9 (Major) - Approved 2/27/87;
- PMP No. 10 (Major) - Denied 5/12/88;
- PMP No. 11 (Major) - Approved 11/15/88;
- PMP No. 12 (Major) - Approved 4/11/90;
- PMP No. 13 (Major) - Approved 9/14/90;
- PMP No. 14 (Major) - Part Approved, Part Denied 6/11/92;
- PMP No. 15 (Major) - Approved 6/11/92;

- PMP No. 16 (Major) - Approved 10/13/92;
- PMP No. 17 (Major) - Part Approved, Part Denied 4/13/93;
- PMP No. 18 (Major) - Approved 5/14/93;
- PMP No. 19 (Major) - Approved 8/11/94; ED Check-off 4/11/96.
- PMP No. 20 (Minor) - Approved 12/14/95;
- PMP No. 21 (Major) - Approved 1/12/96
- PMP No. 22 (Major) - Approved 4/11/96; ED Checkoff 9/12/96;
- PMP No. 23 (Major) - Approved 11/12/96; ED Checkoff 2/6/97;
- PMP No. 24 (Major) - Approved 12/10/97;
- PMP No. 25 (Major) - Approved 3/10/98;
- PMP No. 26 (Major) – Approved 10/15/98;
- PMP No. 27 (Major) – Approved 3/14/01;
- PMP No. 28 (Major) – Approved 6/12/01;

Number of approved permits reported	Number appealable to CCC	Number appealed to CCC
1	1	0